



CITY OF CHARLESTON

Planning Commission Agenda Package

FOR THE MEETING OF :

March 18, 2015 5:00PM 75 Calhoun St

CITY OF CHARLESTON



DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY

www.charleston-sc.gov/pc

CITY OF CHARLESTON PLANNING COMMISSION

MEETING OF MARCH 18, 2015

A meeting of the City of Charleston Planning Commission will be held at **5:00 p.m., on Wednesday, March 18, 2015** in the Meeting Room, Third Floor at 75 Calhoun St (Charleston County School District Building). The following applications will be considered:

DEVELOPMENT AGREEMENTS

1. **West Bridge Rd (Long Savannah HPH - West Ashley) TMS# 3010000043, 042, 033, 057, 054 & 114** – approx. 299 ac. Request approval for a Development Agreement between the City of Charleston and HPH Properties, LP.
Owner: HPH Properties, LP
Applicant: SeamonWhiteside + Associates – Kurt Sandness
2. **Bear Swamp Rd (Long Savannah - West Ashley) TMS# 3010000006 & 2870000001** – approx. 1,424 ac. Request approval for a Development Agreement between the City of Charleston, Cuthbert Family Partnership, LP, Long Savannah Partners, LP and Long Savannah Land Company, LLC.
Owner: Cuthbert Family Partnership, LP, Long Savannah Partners, LP, City of Charleston
Applicant: Long Savannah Land Company

PLANNED UNIT DEVELOPMENT AMENDMENTS

1. **West Bridge Rd (Long Savannah HPH - West Ashley) TMS# 3010000043, 042, 033, 057, 054 & 114** – approx. 299 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.
Owner: HPH Properties, LP
Applicant: SeamonWhiteside + Associates – Kurt Sandness
2. **Bear Swamp Rd (Long Savannah - West Ashley) TMS# 3010000006 & 2870000001** – approx. 1,424 ac. Request approval to amend the Planned Unit Development Guidelines and Master Plan.
Owner: Cuthbert Family Partnership, LP, Long Savannah Partners, LP, City of Charleston
Applicant: Long Savannah Land Company

REZONING

1. **264-266 Ashley Ave, 0 Bogard St & 1-5 Kennedy Ct (Catfiddle PUD - Peninsula) TMS# 4600704009, 015, 016, 027, 028, 029 & 205 through 218** – 0.92 ac. Request rezoning from Diverse Residential (DR-2F) to Planned Unit Development (PUD).
Owner: Multiple Owners
Applicant: Erika V. Harrison

SUBDIVISIONS

1. **Deerfield Drive (Middleborough at Shadowmoss – West Ashley) TMS# 3580000038, 133** – 37.45 ac. 130 lots. Request subdivision concept plan approval. Zoned Diverse Residential (DR-1).
Owner: Shadowmoss, Inc.
Applicant: S² Engineering, Inc.
2. **Bradham Rd (Bradham Acres – James Island) TMS# 3410000032** – 25.03 ac. 13 lots. Request subdivision concept plan approval. Zoned Single-Family Residential (SR-2).
Owner: TCH Bradham, LLC
Applicant: Kevin Coffey – Lowcountry Land Development

ZONINGS

1. **306 Hickory St (Ashley Forest - West Ashley) TMS# 4181300112** – 0.14 ac. Request zoning of Single-Family Residential (SR-2). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Mary Elizabeth Fishburne & William Henry Fishburne
2. **1680 Boone Hall Dr (West Ashley Plantation - West Ashley) TMS# 3531400146** – 0.18 ac. Request zoning of Single-Family Residential (SR-1). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Helen Bunche
3. **1618 Jessamine Rd (Pinecrest Gardens - West Ashley) TMS# 3511200088** – 0.22 ac. Request zoning of Single and Two-Family Residential (STR). Zoned Single-Family Residential (R-4) in Charleston County.
Owner: Claire Smith
4. **Ashley River Rd (West Ashley) TMS# 3551600019** – 4.02 ac. Request zoning of Business Park (BP). Zoned Community Commercial (CC) in Charleston County.
Owner: Alvin Hooper, Jr.

STREET NAME CHANGE

1. Request to change the name of **Burns Lane** to **Via Spoleto**.
Contact: Kittie Whiddon, GIS Division

REPORT OF THE TECHNICAL REVIEW COMMITTEE

Over the past month, the following subdivision projects were submitted to the TRC for review and approval. The findings of the TRC shall be presented to the Planning Commission. Items approved by the TRC comply with all applicable regulations and standards of the City of Charleston.

PRELIMINARY & FINAL PLATS

1. **The Gardens at Riverview Farms (Johns Island) TMS# 3120000169.** 19.88 ac. 2 lots. PUD. Preliminary plat pending approval.
2. **Concord Park (Peninsula) TMS# 4580102064.** 1.8 ac. 2 lots. MU-2. Preliminary subdivision plat pending approval.
3. **Parcel Q5, Block A/B-3 (Daniel Island) TMS# 2750000155.** 42.72 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
4. **Parcel Q5, Block A/B-2 (Daniel Island) TMS# 2750000155.** 14.24 ac. 2 lots. DI-TC. Preliminary subdivision plat pending approval.
5. **Carolina Bay, Phase 13B (West Ashley) TMS# 3070000004, 3090000054.** 20.99 ac. 52 lots. PUD. Final subdivision plat under review.
6. **Carolina Bay, Phase 16A (West Ashley) TMS# 3090000054.** 25.46 ac. 21 lots. PUD. Final subdivision plat under review.
7. **Balfour Drive (Daniel Island) TMS# 2711101088.** 0.59 ac. 2 lots. DI-R. Final subdivision plat under review.
8. **Crowne Apartments at Maybank (Johns Island) TMS# 3130000018.** 34.55 ac. 4 lots. PUD. Preliminary subdivision plat pending approval.
9. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Preliminary subdivision plat pending approval.
10. **William E. Murray Boulevard Extension (West Ashley) TMS# 3060000012, 933.** 3 lots. Final subdivision plat under review.
11. **Sea Island Farms (Johns Island) TMS# 2800000172.** 9.36 ac. 29 lots. SR-1. Final subdivision plat under review.
12. **1 Belvue Road (West Ashley) TMS# 4211100023.** 0.34 ac. 2 lots. SR-1. Final subdivision plat under review.
13. **Concord Park (Peninsula) TMS# 4580102064.** 1.8 ac. 2 lots. MU-2. Final subdivision plat pending approval.
14. **The Gardens at Riverview Farms (Johns Island) TMS# 3120000169.** 19.88 ac. 2 lots. PUD. Final subdivision plat under review.
15. **Cainhoy Entrance Road, Phase 2 (Cainhoy) TMS# 2620000008.** 27.5 ac. 9 lots. PUD. Preliminary subdivision plat under review.
16. **The Oaks at St. Johns Crossing (Johns Island) TMS# 3120000082.** 22.06 ac. 90 lots. SR-1 (ND). Preliminary subdivision plat under review.
17. **Grand Terrace at Grand Oaks (West Ashley) TMS# 3010000692.** 36.29 ac. 85 lots. PUD. Preliminary subdivision plat pending approval.
18. **Oak Bluff (Cainhoy) TMS# 2630002003, 2690000001, 002, 027.** 12.06 ac. 33 lots. SR-1, RR-1. Preliminary subdivision plat under review.
19. **Grand Oaks, Phase 2A (West Ashley) TMS# 3010000690.** 21.83 ac. 45 lots. PUD. Final subdivision plat pending approval.
20. **Swygert's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 201.1 ac. 26 lots. C(ND). Preliminary subdivision plat under review.
21. **Bolton's Landing, Phases 5A & 5B (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1 (ND). Preliminary subdivision plat under review.
22. **Sawgrass Apartments (West Ashley) TMS# 2860000003.** 19.65 ac. SR-1 (ND). Preliminary subdivision plat under review.
23. **Grand Oaks, Tracts 4, 5, 6 (West Ashley) TMS# 3010000035.** 184.84 ac. 2 lots. PUD. Final subdivision plat pending approval.

ROAD CONSTRUCTION PLANS

1. **Maybank Village, Phase 2 (Johns Island) TMS# 3130000054, 056, 057.** 59.22 ac. 114 lots. SR-6. Road construction plans under review.

2. **Heritage Oaks (James Island) TMS# 3370000457.** 4.0 ac. 18 lots. SR-3. Road construction plans pending approval.
3. **Cainhoy Entrance Road, Phase 2 (Cainhoy) TMS# 2620000008.** 27.5 ac. 9 lots. PUD. Road construction plans under review.
4. **The Oaks at St. Johns Crossing (Johns Island) TMS# 3120000082.** 22.06 ac. 90 lots. SR-1 (ND). Road construction plans under review.
5. **Swygerf's Landing, Phase 4 (Johns Island) TMS# 3120000050.** 201.1 ac. 26 lots. C(ND). Road construction plans under review.
6. **Bolton's Landing, Phases 5A & 5B (West Ashley) TMS# 2860000003.** 33.17 ac. 52 lots. SR-1 (ND). Road construction plans under review.
7. **Parcel E, Phase 2C (Daniel Island) TMS# 2750000010.** 16.98 ac. 22 lots. DI-R. Road construction plans pending approval.

Individuals with questions concerning the above items should contact the Department of Planning, Preservation and Sustainability at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun St. (Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays. Additional information on these cases may also be obtained by visiting www.charleston-sc.gov/pc.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

**CITY OF CHARLESTON
PLANNING COMMISSION**

March 18, 2015

**Development Agreements 1-2 &
Planned Unit Development Amendments 1-2 :**

Long Savannah (West Ashley)

BACKGROUND

Note: Proposed changes to the PUDs were outlined in detail and approved at the November 19, 2014 and January 21, 2015 meetings of Planning Commission. Recent modifications to the proposed PUD amendments and development agreements require that they come back to Planning Commission for recommendations.

A public hearing for both the PUD Amendments and the Development Agreements will occur at a meeting of Charleston City Council on April 13, 2015, 5:00 PM, City Hall, 80 Broad Street.

The applicant is requesting approval for new Development Agreements and amendments to the Planned Unit Development (PUD) guidelines and Master Plans for Long Savannah. The original plans were adopted by City Council in 2008 and have not been amended since that time.

The original Development Agreements and PUD plans were adopted in a different economic climate and changes are being proposed to make the Long Savannah project feasible in today's economy. Notable changes include adjustments to the requirements and incentives for affordable/workforce housing, changes to the phasing of the infrastructure and residential construction, amendments to the design guidelines, and changes to the approvals process.

The latest proposed amendments to the PUDs involve affordable housing changes and to include the planned City park on Bear Swamp Road in the Long Savannah PUD guidelines and master plan.

STAFF RECOMMENDATION

APPROVAL FOR EACH DEVELOPMENT AGREEMENT AND EACH PUD AMENDMENT

CITY OF CHARLESTON PLANNING COMMISSION

March 18, 2015

Rezoning 1 :

**264-266 Ashley Ave, 0 Bogard St & 1-5 Kennedy Ct
(Catfiddle PUD - Peninsula)**

BACKGROUND

The applicant is requesting a rezoning from Diverse Residential (DR-2F) to Planned Unit Development (PUD). The subject property consists of several properties in the urban block bounded by Ashley Avenue, Bogard Street, Rutledge Avenue and Septima Clark Parkway (US Highway 17). The property can also be accessed by Kennedy Court. The block consists entirely of residential zoning and is nearly entirely residential by use with the exception of a few small offices located in residential buildings.

The proposed PUD consists of a maximum 24 residential dwelling units on 0.92 acre (density of 26.09 units per acre; DR-2F allows 26.4 units per acre). Ten of these units will be new construction and fourteen units already exist. Commercial activities of the PUD are limited to the existing professional office located in the existing accessory building and within single-family residential units as long as the office is not the only use in that building.

Because this PUD is less than 10 acres in size, there is no specific requirement for public open space.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends keeping the character of established areas in the City when considering the rezoning of property. The Century V Plan map indicates the subject property is designated as **Urban**. Areas designated as Urban include a mix of uses and housing types and residential densities are typically high with buildings occupying small lots. Given the densities and uses of the existing surrounding residential and commercial development, the proposed Planned Unit Development (PUD) is appropriate for this area.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Rezoning 1

264-266 Ashley Ave, 0 Bogard St & 1-5 Kennedy Ct
(Calfiddle PUD - Peninsula)

TMS# 4600704009, 015, 016, 027, 028, 029
& 205 through 218

0.92 ac.

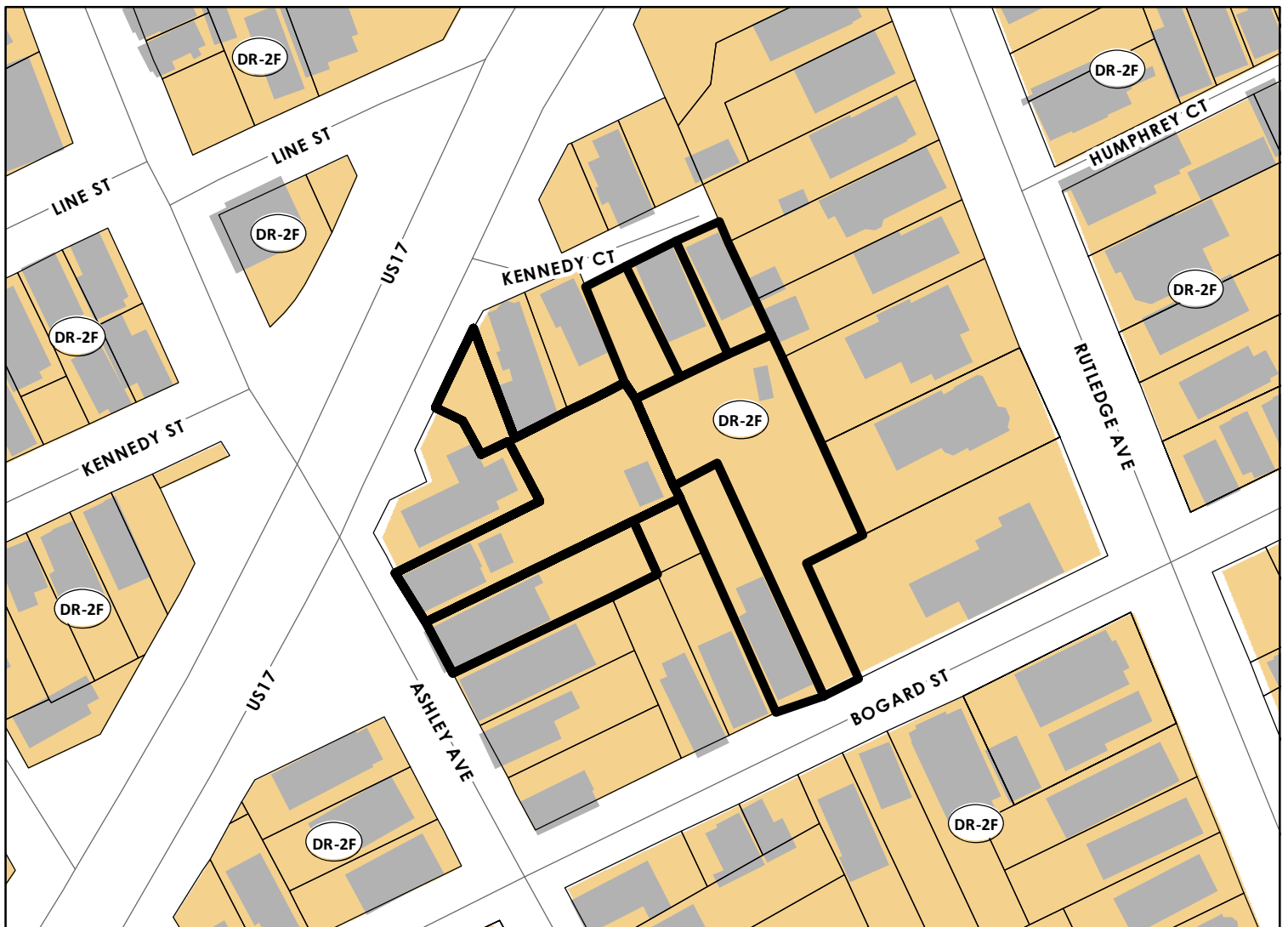
Request rezoning from Diverse Residential (DR-2F)
to Planned Unit Development (PUD).

Owner: Multiple Owners
Applicant: Erika V. Harrison

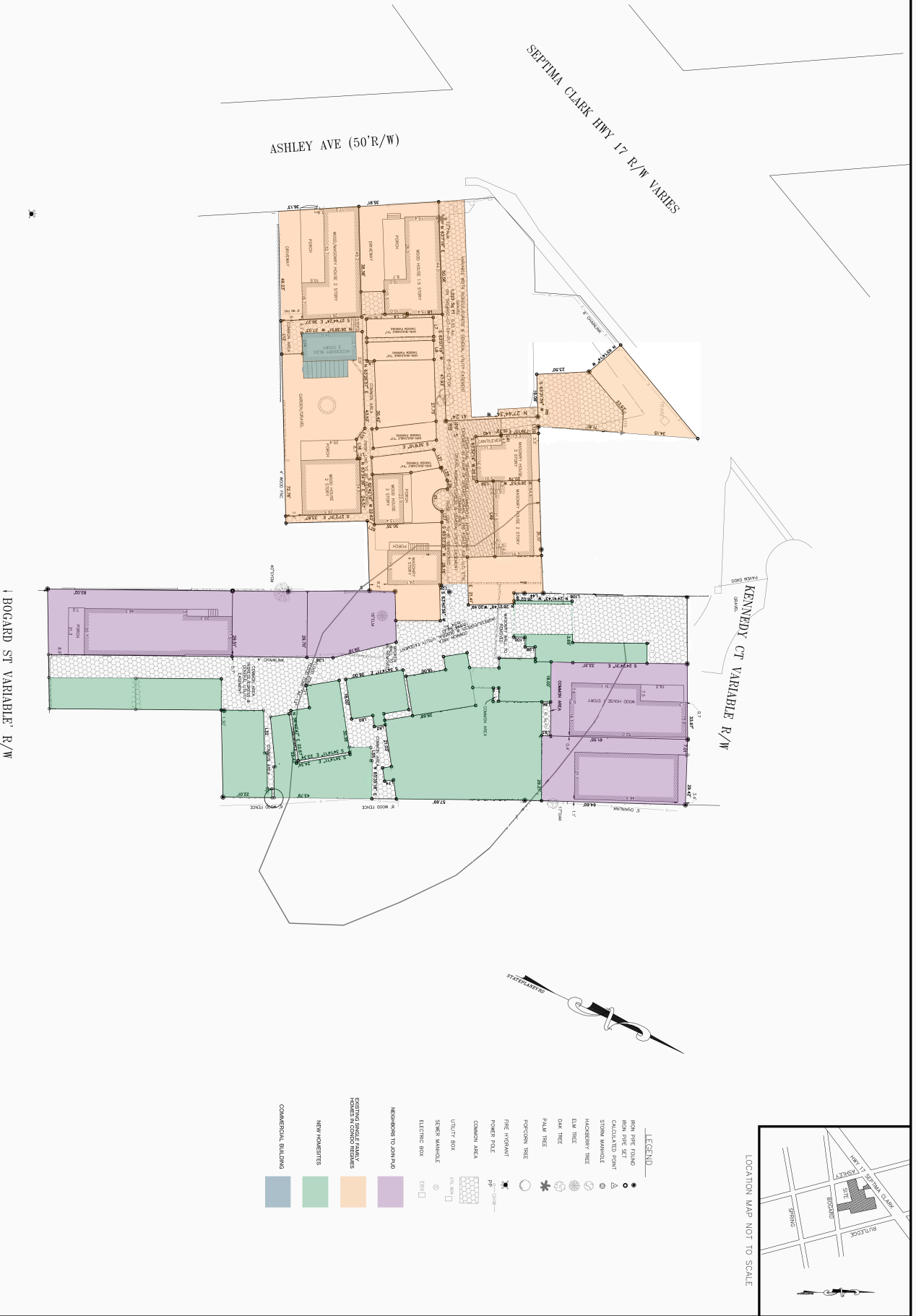
Area



Location



LAND USE PLAN



**CITY OF CHARLESTON
PLANNING COMMISSION**

March 18, 2015

Subdivision 1:

**Middleborough at Shadowmoss
(Muirfield Parkway – West Ashley)**

BACKGROUND

The applicant is requesting subdivision concept plan approval for 37.45 acres on Muirfield Parkway and Deerfield Road in Shadowmoss in West Ashley. This project consists of a subdivision to create 118 lots for detached single-family residences, 12 single-family homes on a parcel with existing multi-family units, HOA open spaces, and an amenity center parcel. New rights-of-way will be created as part of the proposed subdivision and all parcels will be accessed from the new rights-of-way. The applicant's intent is to create private rights-of-way that will be gated for access only by residents. The property contains grand trees and Army Corps of Engineers jurisdictional wetlands around which residences and the rights-of-way will be sited. The City's Technical Review Committee (TRC) has reviewed the conceptual subdivision for compliance with City standards.

The property is currently zoned Diverse Residential (DR-1). The surrounding area includes primarily single-family detached residences.

STAFF RECOMMENDATION

APPROVAL WITH CONDITIONS

Subdivision 1

Deerfield Drive
(Middleborough at Shadowmoss – West Ashley)

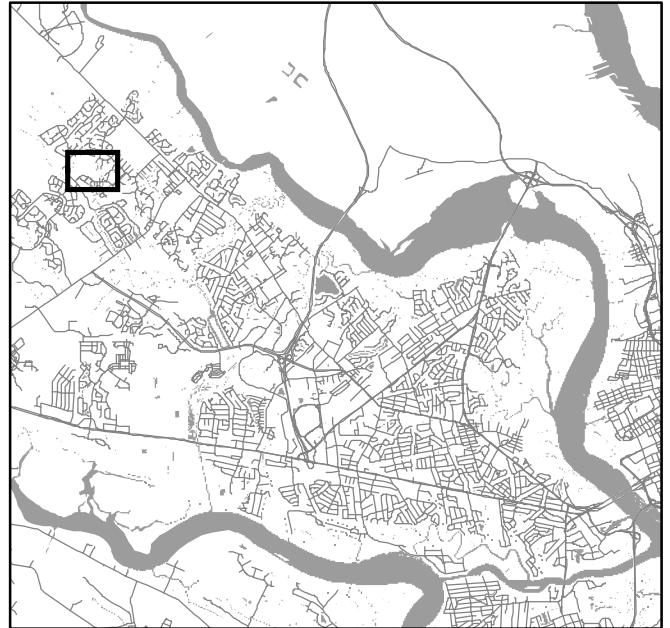
TMS# 3580000038, 133

37.45 ac.

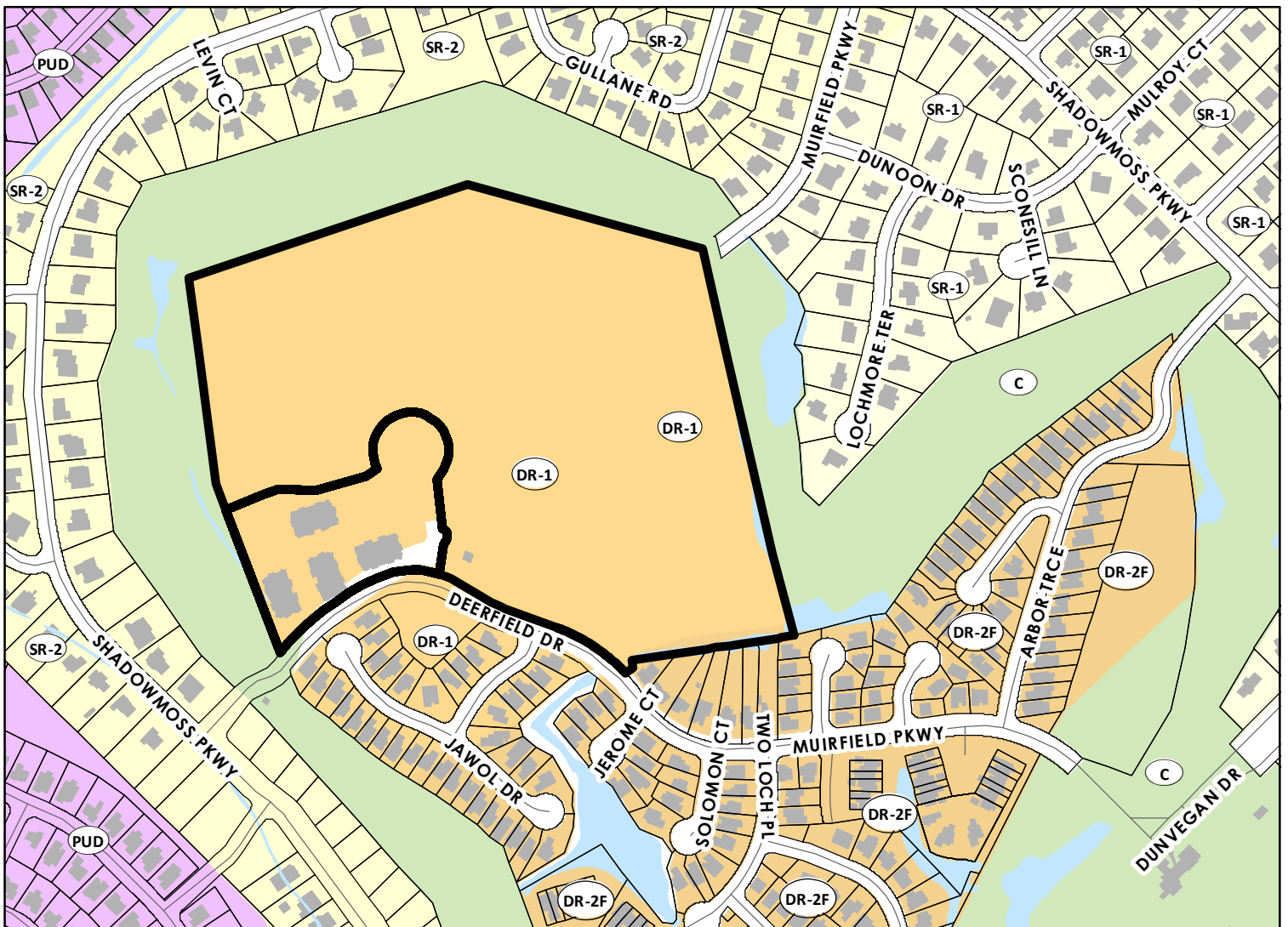
Request subdivision concept plan approval. 130 lots.
Zoned Diverse Residential (DR-1).

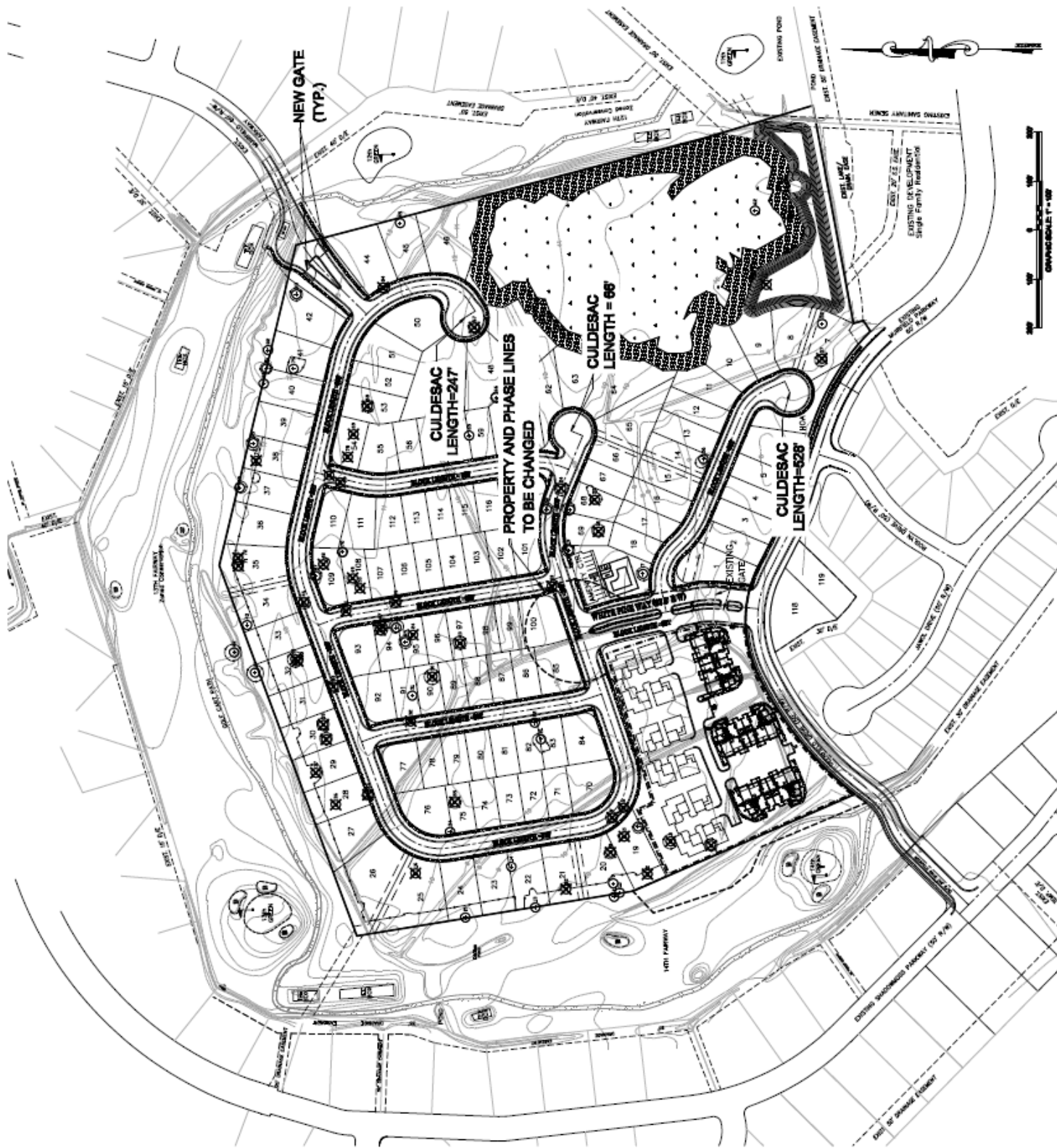
Owner: Shadowmoss, Inc.
Applicant: S2 Engineering, Inc.

Area



Location



[illegible]

LEGEND

EXISTING GRAND TREE TO REMAIN

EXISTING GRAND TREE TO BE REMOVED

PRESERVED WETLAND

WETLAND CONSERVATION BUFFER

CITY OF CHARLESTON PLANNING COMMISSION

March 18, 2015

Zonings 1 through 3 :

Recently Annexed Properties in West Ashley

BACKGROUND

The following zoning items are located in **West Ashley** and were recently annexed into the City. The zoning districts recommended in the City closely match the zonings assigned to the properties in Charleston County or they are compatible with the context of the existing neighborhoods.

<u>Zoning Item</u>	<u>Property Address</u>	<u>Acres</u>	<u>Land Use</u>	<u>Previous Zoning</u>	<u>Recommended Zoning</u>
1.	306 Hickory St	0.14	Single Family Residential	R-4	SR-2
2.	1680 Boone Hall Rd	0.18	Single Family Residential	R-4	SR-1
3.	1618 Jessamine Rd	0.22	Duplex	R-4	STR

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject properties on Hickory St and Jessamine Rd in West Ashley are designated in the Century V Plan as **Suburban** which is a predominately residential context with varying densities and some compatible commercial, civic and institutional uses. The property on Boone Hall Rd is designated in the Century V Plan as **Suburban Edge** which has a mostly residential character. Given the existing patterns of development in the surrounding areas of the subject properties the proposed zonings are appropriate for these sites.

STAFF RECOMMENDATION

APPROVAL ON ITEMS 1 THROUGH 3

Zoning 1

306 Hickory St (Ashley Forest - West Ashley)

TMS# 4181300112

0.14 ac.

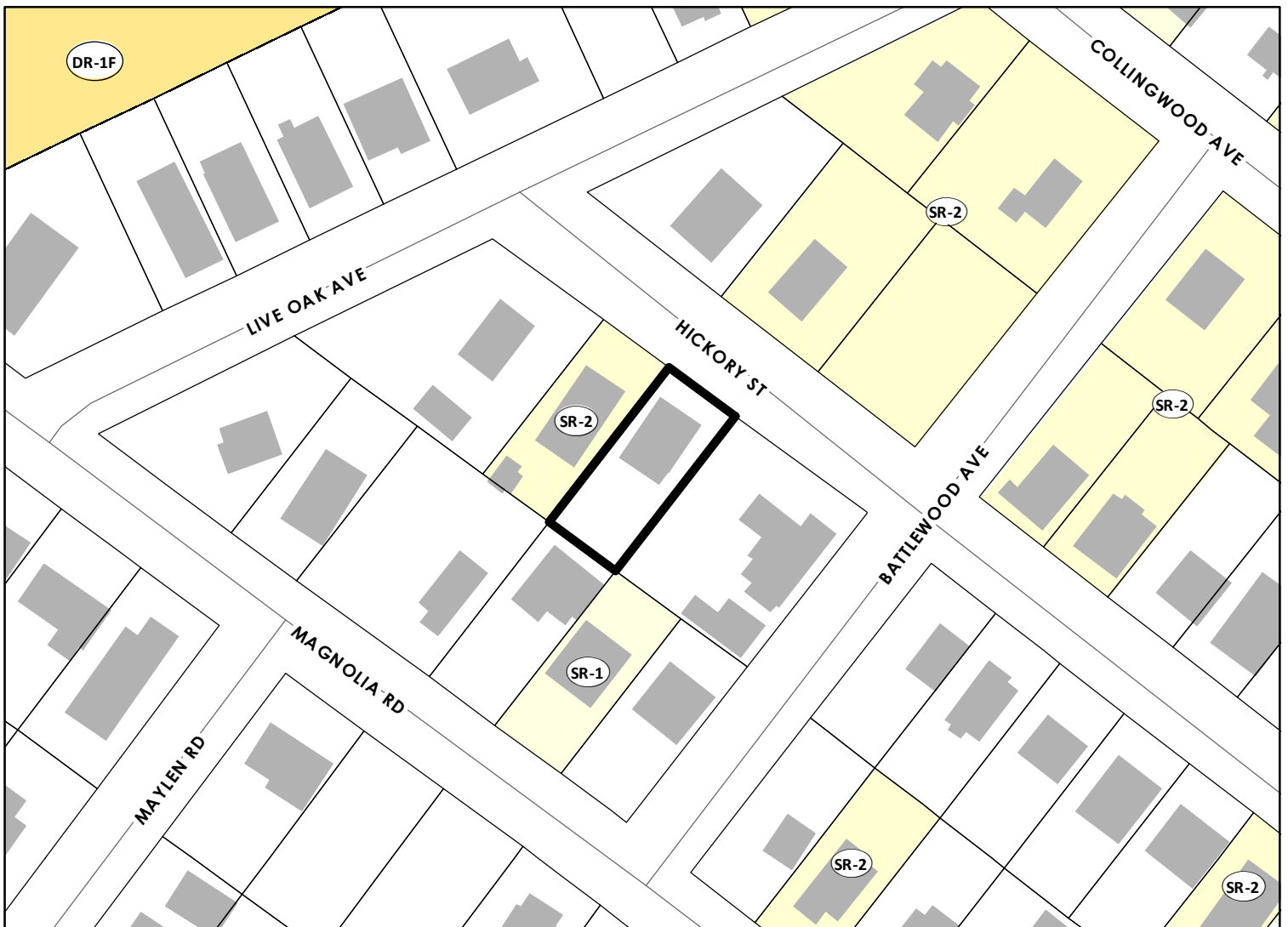
Request zoning of Single-Family Residential (SR-2).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Mary Elizabeth Fishburne &
William Henry Fishburne

Area



Location



Zoning 2

1680 Boone Hall Dr
(West Ashley Plantation - West Ashley)

TMS# 3531400146

0.18 ac.

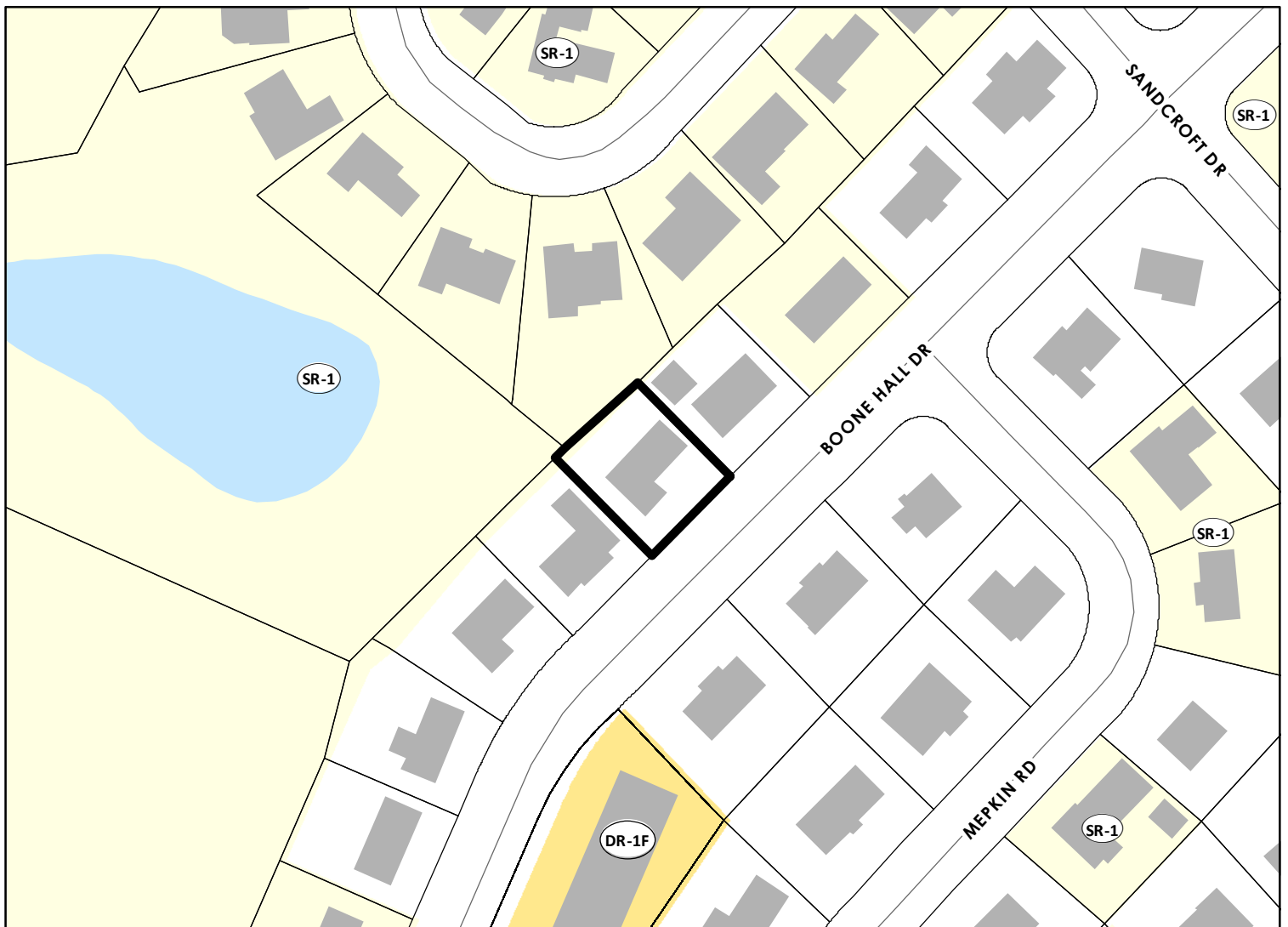
Request zoning of Single-Family Residential (SR-1).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Helen Bunche

Area



Location



Zoning 3

1618 Jessamine Rd
(Pinecrest Gardens - West Ashley)

TMS# 3511200088

0.22 ac.

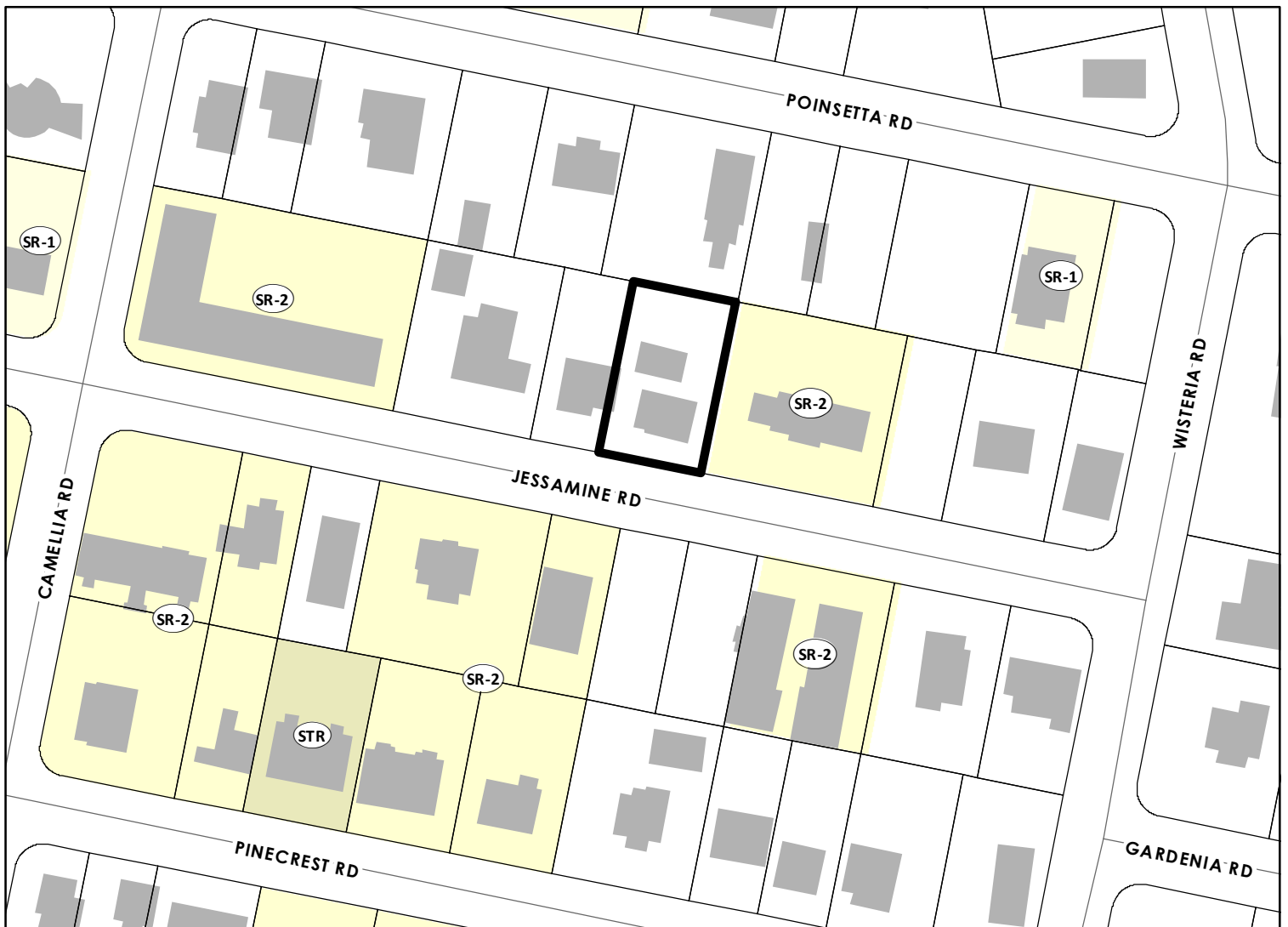
Request zoning of Single
and Two-Family Residential (STR).
Zoned Single-Family Residential (R-4)
in Charleston County.

Owner: Claire Smith

Area



Location



CITY OF CHARLESTON PLANNING COMMISSION

March 18, 2015

Zoning 4 :

Property on Ashley River Rd

BACKGROUND

The subject property, a four acre parcel located on Ashley River Road between Dogwood Road and Woodland Road, recently had first reading for annexation at City Council. The property is currently zoned Community Commercial (CC) in Charleston County and the requested zoning in the City is Business Park (BP). The surrounding zonings in the City include BP and General Business (GB), and in the County the CC zoning is the dominant zoning district. Surrounding and nearby uses include a self-storage business directly to the south, restaurants, bars, small offices, retail, hair stylists, tailoring, automobile service/repair shop, automobile sales lot and vacant commercial property.

CENTURY V CITY PLAN RECOMMENDATIONS

The **Century V Plan** recommends maintaining the character of established areas in the City when considering the zoning of property. The subject property is designated in the Century V Plan as **Highway District** which is predominately commercial with many automobile oriented businesses. This part of Ashley River has a wide variety of mostly commercial uses and has building types typical of a Highway District. Given the existing pattern of development in the surrounding area of the subject property, the proposed Business Park (BP) zoning is appropriate for this site.

STAFF RECOMMENDATION

APPROVAL

Zoning 4

Ashley River Rd (West Ashley)

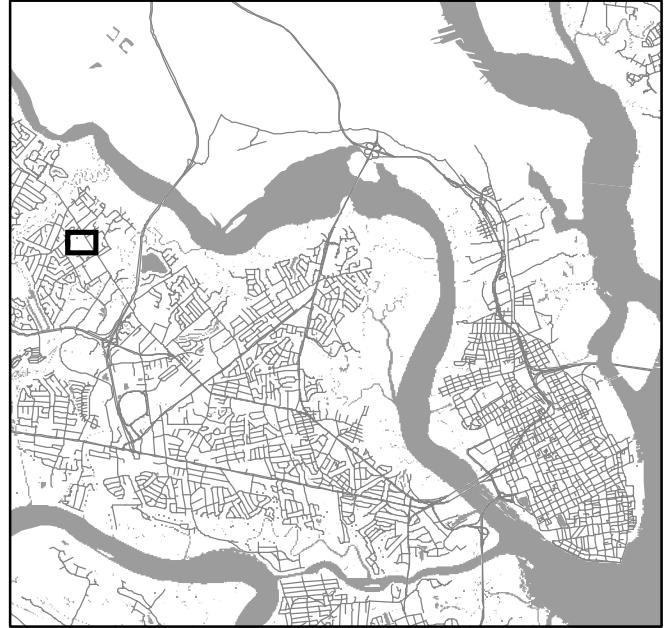
TMS# 3551600019

4.02 ac.

Request zoning of Business Park (BP).
Zoned Community Commercial (CC)
in Charleston County.

Owner: Alvin Hooper, Jr.

Area



Location

